City of Santa Clara
The Center of What's Possible

AGENDA ITEM #: 8.E.

ARCHITECTURAL COMMITTEE PROJECT OVERVIEW

Meeting Date: **January 16, 2019**

File No.(s): **PLN2018-13433**
Location: **2904 Corvin Drive**, a 1.08 acre site, located on the northwest corner of Corvin Drive and Kifer Road; APN: 216-33-034; Property is zoned Lawrence Station Area Plan.
Applicant: Abode Services / Allied Housing Inc.
Owner: Rick L'Heureux
Request: **Architectural Review** of a five-story podium 145 unit affordable residential project on a 1.08 gross acre site
CEQA Determination: Determination of Consistency with the Lawrence Station Area Plan (LSAP) EIR
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve,** subject to conditions

Project Data

	Existing	Proposed
General Plan Designation	Very High Density Residential	No change
Zoning District	Lawrence Station Area Plan	No change
Land Use	Office	Residential
Lot Size	1.08 acres	No change
Building Square Footage (sf.)	18,396 sf	88,252 sf
Residential Units	N/A	145
Parking	Surface parking	65

Points for consideration for the Architectural Committee

- The applicant proposes to redevelop the 1.08 acre site within the LSAP and construct a 144 micro unit affordable housing project with one two bedroom manager's unit.
- The density range for the Very High Density Residential designation is 51-100 du/ac. Based on the subject 1.08 acre site, the project site qualifies for up to 108 housing units.
- A total of 144 of the units would be offered to low or very-low income residences. Therefore, the project qualifies for a 35% residential density bonus pursuant to section 18.78 of the Zoning Ordinance, in addition to two development concessions.
    - The applicant is requesting a concession for a reduction in parking to 65 total parking spaces, given that the project is a supportive housing program. The LSAP typically requires one parking space per unit for studio units.
- The proposed development is consistent with the General Plan, and with the LSAP Zoning District development standards. The approved LSAP provides for a residential yield of up to 3,500 new dwelling units and up to 104,000 square feet of neighborhood serving retail and commercial space on approximately 70 acres.

- The proposal will support goals, policies and land uses established in the LSAP to create a mix of housing types, open spaces, and supporting linkage to the Calabazas Creek Trail and Lawrence Caltrain Station area.

Findings

1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*

    - Pursuant to Section 18.78.040(c) of the Zoning Ordinance, an applicant may request parking incentives or concessions, to provide parking at a ratio below the ratios specified in Section 18.78.080. The applicant requests a reduction in the parking requirements to 65 total parking spaces where 145 would typically required. This reduction is adequate in that the project provides supportive affordable housing in the form of efficiency dwelling units. Based on the nature of the residential occupants and the proximity of the development to transit, this reduction is justified.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*

    - The proposed design and upgrades to the public infrastructure and landscaping would improve the area's streetscape by providing, bike lanes, landscaping, tree wells, and increased sidewalk widths.
    - The proposed project incorporates high quality sustainable, energy efficient materials and will meet or exceed all CalGreen requirements.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*

    - The development is consistent with the Very High Density Residential designation identified in the Lawrence Station Area Plan in conjuction with the density bonus allowances identified in Section 18.78 of the Zoning Ordinance. The project is compatible with existing and planned residential uses in the surrounding Lawrence Station plan area.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*

    - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
    - The use, scale, and design of the development, as conditioned, are consistent with the Lawrence Station Area Plan policies and are compatible with existing and planned uses in the surrounding area.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies*

and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;

- The proposed development provides for an attractive, inviting, imaginative and functional site arrangement of buildings and parking areas, and a high quality architectural and landscape design. The project also provides for proper access, visibility and identity, and access to transit within the Lawrence Station Area Plan, and adds new affordable housing for low and very low income households.

Conditions of Approval:

GENERAL

G1. Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against the City by reason of its approval of developer's project.

G2. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

ATTORNEY'S OFFICE

A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

C2. Submit plans containing final architectural details for review and approval to the Planning Division as part of the building permit submittal. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan. Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the building permit submittal.

C3. Minor changes to the building, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.

C4. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Division review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Coordinate with the City Arborist for the type, location, installation and maintenance of large canopy street trees fronting the project site along the public right-of-way. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning Division review and approval. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

C5. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

C6. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

C7. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 500 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 500 feet of a residential use, and prohibited on Sundays and State and federal holidays.

C8. Community Facilities District (CFD) is identified as funding and financing source in the Lawrence Station Area Specific Plan. The Developer, prior to the issuance of building permits, shall provide that the property is annexed to the CFD.

C9. Prior to issuance of building permits for the construction of any new buildings on the site, developer shall be responsible for reimbursing the City for their share of the City's costs for the preparation of the Lawrence Station Area Specific Plan and the associated Environmental Impact Report, in accordance with the reimbursement plan approved by the City Council.

C10. The Developer shall comply with the Mitigations Monitoring and Reporting Program (MMRP) identified in the Lawrence Station Area Plan Environmental Impact Report (SCH No. 201502205), and said Mitigation Monitoring and Reporting Program (MMRP).

C11. All mobile diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, US EPA particulate matter emissions standards for Tier 4 engines or equivalent. The use of equipment that meets US EPA Tier 2 standards and includes California Air Resources Board (CARB)-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) would also be acceptable. As an alternative, the construction contractor may develop other measures to reduce cancer risk, provided the measures are approved by the City and quantitatively demonstrated to reduce community risk impacts to below BAAQMD thresholds.

C12. Project design and construction shall incorporate all necessary recommendations from the site-specific geotechnical report prepared by Berlogar Stevens & Associates in August, 2018.

C13. The following noise insulation features shall be incorporated into the project to reduce interior noise levels to 45 dBA CNEL or less:

a. Preliminary calculations indicate units along the southern building façade facing
b. Kifer Road would require windows and doors with a minimum STC rating of 30 to meet the City's interior noise level threshold.
c. Units along the eastern façade of the building would require windows and doors with a minimum STC rating of 28.
d. Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all units on the project site, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.
e. Include a disclosure statement in the occupant's deed or lease agreement that clearly states that the project site is subject to noise from emergency and regular operations occurring at commercial and industrial land uses in the project vicinity that would exceed the Municipal Code noise level thresholds. Such noise levels shall be expected to occur until such time that the noise sources and land uses are removed and replaced by future residential development.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be

identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. City of Sunnyvale encroachment permit is required for all work within City of Sunnyvale right-of-way.

E4. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E5. Dedicate, as needed, on-site easements for new sidewalk, and any other new utilities by means of subdivision map or approved instrument at time of development, and pay applicable processing fee.

E6. Proposed sidewalk easements shall be 1' behind proposed back of walk.

E7. Existing easements shall be referenced using official records book and page number as needed.

E8. Record Irrevocable Offer of Dedication for 26.5' wide public street and public utility easements for "A Street" along northern edge of the property, and pay applicable processing fee.

E9. Sanitary sewer (SS) laterals shall be VCP or SDR-26 PVC (6" diameter or larger) and have a minimum slope of 2%. The minimum cover for lateral at top of curb shall not be less than 4.5 feet. Developer shall verify that existing lateral to be used shall be in good condition and complies with City standards.

E10. Sanitary sewer lateral shall be invert to crown of sanitary sewer main via Tap-Tite connection.

E11. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

E12. Developer is required to construct the storm drain main along Corvin Drive to serve the proposed development. Pipe material, size, slope, and minimum/maximum velocity flowing full, shall be in accordance with the City's Design Criteria and Storm Drain Main Analysis Report. Storm drain lateral along Corvin Drive shall be 12" RCP.

E13. "A Street" shall have Irrevocable Offer of Dedication to dedicate public street and public utility easement and be constructed under encroachment permit process, including proposed utilities.

E14. Proposed storm drain main along A street shall be constructed to City standards.

E15. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E16. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E17. The project shall comply with the traffic mitigations identified in the Lawrence Station Area Plan (LSAP) EIR/TIA.

E18. The project shall pay its fair share of the traffic mitigations identified in the Lawrence Station Area Plan EIR/TIA.

E19. The project shall be required to prepare a traffic impact analysis (TIA) if the land use is not in conformance with the LSAP.

E20. Dedicate 8' wide public access easement along the northern property frontage sidewalk to provide a pedestrian connection to Corvin Drive.

E21. Proposed driveway to the north of the property shall be a City standard ST-8 driveway.

E22. "A Street": The Project shall provide a 26.5' wide right-of-way equal to the half-street width of "A Street " including 13' wide travel lane, 0.5' curb, 4' wide landscape strip, 6' wide sidewalk and 3'

wide utility setback to comply with the requirements of the LSAP. Proposed construction of A Street shall follow City encroachment permit process.

E23. Corvin Drive: Corvin Drive shall include the following from the street center line to existing property line: 6' wide two way left turn lane (half lane width), 12' vehicle travel lane, 6' wide bike lane, 0.5' top of curb, 3' wide landscape strip, 8' wide sidewalk, and 10' wide utility easement per the design requirements in the LSAP. Southbound approach of Corvin Drive at the Kifer Road intersection shall include three turn lanes southbound including two (2) left turn lanes (10' and 11'), and one (1) right turn (11') and a 4' wide bicycle lane for a minimum distance of 115' along property frontage.

E24. Provide a minimum 8' wide detached sidewalk with 4' wide planter strip along the north side of Kifer Road along property frontage.

E25. Dedicate space for a minimum 6' wide Class II bicycle lane on the north side of Kifer Road.

E26. All traffic signing and striping shall be thermoplastic.

E27. All proposed driveways shall be ADA compliant city standard ST-8 driveway.

E28. Remove curb ramp at the northwest corner of the intersection of Kifer Road and Corvin Drive and provide 2 ADA compliant curb ramps. Modify the traffic signal at the northwest corner of the Kifer Road/Corvin Drive intersection per ADA and Caltrans standards.

E29. Restripe crosswalks across Corvin Drive and Kifer Road to align with the new ADA curb ramps at the northwest corner of Kifer Road and Corvin Drive.

E30. Show and comply with driveway triangle of safety at the project driveways and intersection sight distance requirements at the northwest corner of Kifer Road and Corvin Drive. Portions of building structures or parking screen shall be placed outside the intersection sight triangle.

E31. Provide trash pick-up/drop-off on-site.

E32. Provide sufficient space on-site to accommodate queuing if the entrance to the garage is gated.

E33. Install "No Parking" signs along Corvin Drive property frontage.

E34. Entire width of Corvin Drive along property frontage shall be treated with a cape seal with digouts, or make a payment in-lieu as determined by the City Engineer.

E35. For the proposed 145 unit project, provide 49 Class 1 bike locker spaces and 10 Class 2 bicycle rack spaces.

ELECTRICAL

EL1. Confirm New Electric Frontage requirements met.

EL2. Confirm JT plan. Is Gas going in the trench?

EL3. DWG E1.01: Padmount utility transformer pad identified incorrectly, along with primary feeder trench. Drawing needs to be updated to reflect approved design.

EL4. DWG E5.01: Fire pump tap not feasible. Tapping into customer secondary will require pedestal junction or UG manhole. Both of these alternative will require location for pedestal or manhole. Alternate, would be to provide extra panel off of electric main.

EL5. DWG L1.01: Proposed transformer location identified incorrectly. Need to update drawing to reflect new approved design.

EL6. DWG JT-02: Need to identify existing secondary conduits with UG service cable from T5392 to 3335 Kifer Rd Building. Need to coordinate reconstruction work to minimize customer building outage time. Show design to intercept secondary conduit.

EL7. DWG JT-02: Existing conduit along North Property line consist of 2P5 primary (12kKV) conduits serving transformer to building just North of Property. Need to coordinate reconstruction work to minimize outage time for this customer. Show design to integrate new 12kV conduit system into existing 12kV conduit system.

EL8. DWG JT-02: At north-east corner need to show integration of new SVP electric duct bank into existing SVP electric ug infrastructure.

EL9. DWG JT-02: Existing Electric wood Pole support structure needs to be protected at all times during construction. This includes preparing plans to account for digging around pole and pole anchors.
EL10. DWG JT-02: South- East corner need to show integration of new SVP electric duct bank into existing SVP electric duct bank along Kifer Road.
EL11. Jacob Nguyen to contact Sachin B. of SVP to coordinate meeting asap. Intent is to correct drawings promptly to meet Architectural Review Schedule. Customer requested conditional approval to proceed from SVP. Jacob Nguyen contact info: 408.315.9550 (m), jnguyen@bkf.com. Sachin contact info: 408.615.6617, sbajracharya@svpower.com.
EL12. Customer will need to pay for all work related to the relocation of SVP transformer T5392.
EL13. The existing transformer near the northernmost property line must remain or be relocated as it serves other customers. Plan must show proposed solution to keeping other customers in service.
EL14. Section plans do not clearly indicate the existing OH electric transmission lines along Kifer. This will not be re-located and must have adequate clearances observed.
EL15. The existing SVP pole at the North property line near Corvin must remain. Adequate clearances must be observed.
EL16. New electric frontage improvements will be required along Corvin. Per this submittal, it is unclear at this time where additional electric conduits will be required and / or that adequate clearances can be upheld.
EL17. A joint trench plan is mentioned but a detailed plan was not included in this set of plans
EL18. Electric loads are required.
EL19. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a “Load Survey” form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a “Service Investigation Form” and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
EL20. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL21. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL22. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
EL23. Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
EL24. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
EL25. If the “legal description” (not “marketing description”) of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it’s own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
EL26. If transformer pads are required, City Electric Department requires an area of 17’ x 16’-2”, which is clear of all utilities, trees, walls, etc. This area includes a 5’-0” area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8’-0” apron to a 3’-0”,

providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL27. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL28. Any relocation of existing electric facilities shall be at Developer's expense.

EL29. Electric Load Increase fees may be applicable.

EL30. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL31. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).

EL32. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL33. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

EL34. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.

EL35. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.

EL36. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

EL37. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be

removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.

EL38. SVP does not utilize any sub-surface (below grade) devices in it's system. This includes transformers, switches, etc.

EL39. All interior meter rooms are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

EL40. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt"), and cannot be supported on parking garage ceilings or placed on top of structures.

EL41. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

FIRE

F1. At time of Building permit application the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit directly to the Fire Department to mitigate the lack of fire department access (insufficient width). The mitigations will be as follows:

a. Proved a fire sprinkler density increase of 0.05-gpm per square foot above the NFPA base design. The residential portion of the building will be increased from Light Hazard (0.10 gpm/1500 square feet) to Ordinary Group 1 (0.15 gpm/1500 square feet) to include the attic spaces. The garage shall be increased from Ordinary Group 1 (0.15 gpm/1500 square feet) to Ordinary Group 2 (0.2 gpm/1500 square feet) The fire sprinkler design shall utilize the Density/Area method outlined in NFPA 13 to include the residential portions (no 4- head calculation allowed).

b. Provide a full voice-evacuation system for both the residential portion and the garage. The reduced factors cannot be used for the means of egress sizing.

c. The access roads located within the project's property lines shall be recorded as an EVAE. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F2. Fire access roadways shall have a "minimum" unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.

F3. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.

F4. Fire apparatus access roadways shall have a "minimum" inside turning radius for fire department access roadways shall be 36 feet or greater

F5. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations.

F6. Traffic calming devices are not permitted on any designated fire access roadway, unless

F7. approved by the Fire Prevention & Hazardous Materials Division.

F8. Trees or other obstructions shall not interfere with aerial ladder access.

F9. The FDC shall be on the street front for which the building street name is assigned. If the building address uses Kifer the FDC will be required to be relocated at Kifer.

F10. Prior to the Start of Construction Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.

F11. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment and the Two-way Communications Systems for Elevator Landings/Areas of refuge, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F12. Prior to issuance of a Building Demo Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. Submit Phase II environmental documents:

a. **Step 1** – Hazardous Materials Closure (HMCP): This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developers due diligence. The hazardous materials closure plans demonstrates that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

b. **Step 2** – Site Mitigation: Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.

- Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
- Department of Toxic Substances Control (DTSC)
- State Water Resources Control Board
- Santa Clara County, Department of Environmental Health.

c. **Step 3** – Community Development, Building Division Demolition Application: For the majority of projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed."

HOUSING

H1. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement with the City that will determine the affordable rents and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development.

WATER

W1. Applicant shall submit plans showing proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water use (domestic, fire) shall be served by separate water services, each separately tapped at the water main. Applicant to avoid tapping services off the Kifer Road main.

W2. Approved backflow prevention device(s) are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s). Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.

W3. Approved reduced pressure detector assembly device(s) are required on all fire services. The applicant shall submit plans showing existing and proposed fire service upgraded with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities.

W4. The applicant shall upgrade the existing 10” Cast Iron water main along Corvin Drive with a new 12” Ductile Iron water main. The water main upgrade shall extend the entire length of the property's frontage, and the additional distance beyond driveway to “Street A”. The property developer shall cover all associated costs.

W5. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12” of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10’ from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5’ from the edge of proposed or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance (edge to edge) of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).

W6. The Applicant shall show the location of all easements. Applicant shall note that a water utility easement is required for public water appurtenances installed on private property. Water easement shall not be overlapping with SVP easement. The Water easement for the water services and all other public water appurtenances shall be minimum 15 feet wide and be adjacent to the public right of way.

W7. The applicant shall submit composite utility plans showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water service locations. Water services should be located behind sidewalk in landscape area.

W8. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. Note that the site contains an existing 2” water service.

W9. The City recommends the applicant to install sanitary sewer cleanout(s) at the property line.

W10. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W11. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts for any water services greater than 2”.

W12. If fire flow information is needed, applicant shall coordinate with Water Department at (408) 615-2000.

W13. Upon completion of construction and prior to the City’s issuance of a Certificate of Occupancy, the applicant shall provide “as built” drawings to the satisfaction of the Director of Water and Sewer Utilities.

W14. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City’s recycled water supply.

W15. The applicant shall show delineation of the Sunnyvale City and Santa Clara City boundaries. Clearly distinguish and label on plans water and sewer mains that belong to the Sunnyvale City and City of Santa Clara.

W16. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water and sewer utilities, to ensure a 12’’ minimum vertical clearance is maintained. Additionally, the applicant shall provide pothole information at the utility crossings.

POLICE

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD3. In a development where there is an alley, driveway, etc. providing a rear entrance or access, the address shall be displayed to both the front and rear of the individual buildings. Where an alley, driveway, etc. provided vehicular access, address numbers shall be clearly visible from that access.

PD4. Businesses with rear alley entrance doors shall be numbered with the same address numbers or suite numbers as the front doors. Numbers that are a minimum height of 4" are recommended.

PD5. There shall be positioned near the entrance an illustrative diagram of the complex, which shows the location of the viewer and unit designations within the complex, including separate building designations. This diagram shall be illuminated and should be protected by vandal and weather resistant covers.

PD6. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.

PD7. When there is an alley or driveway to the rear of the business or commercial establishment that provides pedestrian or vehicle access, that area should be fenced and locked after hours. A 'Knox Box' or key coded system shall be used for police and fire emergency access.

PD8. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Crime deterrent vegetation is encouraged along the fence and property lines and under vulnerable windows.

PD9. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:

- White light source
- Pedestrian Scale
- Full cut-off or shoebox design
- Unbreakable exterior
- Tamperproof Housings
- Wall mounted lights/10' high

These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.

PD10. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see-thru. If for aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.

PD11. If the project includes any benches, these benches should not be longer than 5 feet in length, and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding.

Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

PD12. The developer should install skate stoppers on any low clearance wall of 36 inches in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities.
If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.

PD13. All exterior doors should be adequately illuminated at all hours with their own light source.

PD14. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.

PD15. Consider convex mirrors for elevator cabs and at stairwell landings in order to enhance natural surveillance for the user of the elevator or stairs.
It is highly desirable to design an elevator shaft and cab to be transparent, making occupants of the cab visible from the outside. All elevators should be well lit and equipped with a security mirror to provide interior & exterior visibility prior to entry or exit.

PD16. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.

PD17. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.

PD18. Exterior stairs shall be open style whenever structurally possible. The stairs should be well lit.

PD19. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.

PD20. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance).

PD21. Consider storage, maintenance, and trash rooms within the parking garage having doors which cannot be locked from the inside and that close and lock quickly and automatically upon exit.

PD22. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system.
We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects:

- 2585 El Camino Real (Coded key pad access)
- 3555 Monroe Street (Knox box key access)

PD23. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City Of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5571. (for high rises)

PD24. When in the opinion of the fire code official, a new structure obstructs the line of sight of emergency radio communications to existing buildings or to any other locations, the developer of the structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure.\

PD25. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects:
585 El Camino Real (Coded key pad access)

3555 Monroe Street (Knox box key access)

PD26. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara
Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City Of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5571. (for high rises)

STREETS

Solid Waste

ST1. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

ST2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, enclosure locations, and street/alley widths to the Public Works Department, Street Maintenance Division. All plans shall comply with the City's Development Guidelines for Solid Waste Services as specified by development type. Contact the Street Maintenance Division at (408) 615-3080 for more information.

ST3. Commercial, industrial, and multi-family residential buildings must have enclosures for SOLID WASTE and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated SOLID WASTE and recycling needs and size of the building(s) onsite, and should be designed and located on the property so as to allow ease of access by collection vehicles. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.

Stormwater

ST4. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan and update the SCVURPPP C.3 Data Form.

ST5. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter shall be submitted with the Plan.

ST6. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).

ST7. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading

Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

ST8. Any overflow drains or inlets to the storm drain system that are installed within self-retaining areas shall be set at an elevation of at least 3 inches above the low point to allow ponding. The overflow drain or storm drain inlet elevation should be high enough to allow ponding throughout the entire surface of the self-retaining area.

ST9. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party inspection letter shall be submitted to the Public Works Department, Street Maintenance Division. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected. For more information contact Street Maintenance at (408) 615-3080.

ST10. The property owner shall enter into an Inspection and Maintenance (I&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the I&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/government/departments/public-works/environmental-programs/urban-runoff-pollution-prevention/stormwater-resources.

ST11. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST12. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST13. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST14. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

ST15. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's I&M Agreement.

PARKS AND RECREATION

PR1. This memo assumes the Project is not a subdivision and the Mitigation Fee Act provisions will apply.

PR2. For projects with more than fifty (50) dwelling units, the City may impose a parkland dedication requirement, a fee in lieu of such dedication, or a combination of the two. Given the size, shape and location of this project, the City is willing to accept a fee in lieu of parkland dedication for this affordable residential project of 145 units. Per City Code Chapter 17.35 Section 17.35.070(h), housing developments for which 100% of the units are affordable to low will be eligible for up to an additional 15% credit toward the parkland dedication requirement or fees in lieu thereof, provided that the Approving Authority finds that (1) the development complies with all other provisions of this section and that (2) providing additional credit would serve the public interest. The equivalent fee due is $2,780,027.

PR3. Any in lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.

PR4. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 144 studio units and 1 two bedroom unit for a total DUT of $2,180.

PR5. Calculations may change if the number of units changes, if any areas do not conform to the Ordinance and City Code Chapter 17.35, if the fee schedule for new residential development fees

due in lieu of parkland dedication changes before this Project is deemed complete by Planning, and/or if City Council makes any changes.

Attachment:

1. Development Plan